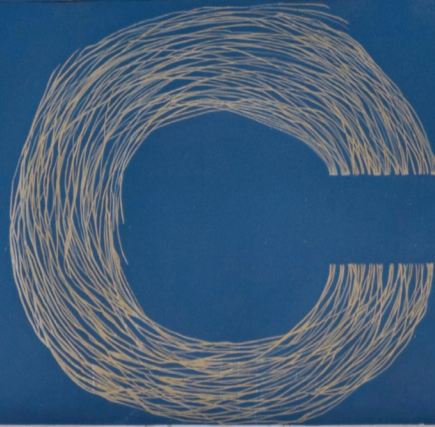


8560

VENICE BLVD

LOS ANGELES



8560



FOR SALE

FREESTANDING CREATIVE
OWNER/USER OPPORTUNITY

FOUND
REAL ESTATE

EXECUTIVE SUMMARY

8560 Venice Boulevard is a freestanding, LAC2-zoned commercial building offered for sale on one of Los Angeles' most established commercial corridors. Move-in ready and adaptable to a variety of uses, the property features an open floor plan with polished concrete floors, exposed ceilings, and skylights that provide abundant natural light throughout. Recent HVAC upgrades, quality finishes, and a private restroom enhance functionality, while a roll-up door opens directly to a landscaped, partially covered patio, creating a seamless indoor-outdoor environment. On-site parking for up to 4 cars.

Located adjacent to Downtown Culver City, the property benefits from a highly central location with convenient access to many of Los Angeles' most prominent business, retail, and residential districts. Venice Boulevard serves as a major east-west thoroughfare, providing direct connectivity across the city, while the surrounding area continues to attract significant public and private investment. The Metro E Line is accessible from both the Culver City and La Cienega/Jefferson stations, and multiple Metro bus lines run directly along Venice Boulevard. The property is also located within close proximity to both the 10 and 405 Freeways, providing efficient access throughout Los Angeles.

Freestanding commercial buildings with Venice Boulevard frontage and dedicated on-site parking rarely become available in this submarket. Offered at \$1,450,000, the property is well-positioned for SBA 504 financing, presenting an attractive opportunity for an owner/user seeking long-term control of its real estate along one of Los Angeles' most visible and accessible commercial corridors.





IN THE DETAILS

BUILDING AREA

1,325 SF

LAND AREA

2,500 SF

APN(S)

5065-007-010

SALE PRICE

\$1,450,000 (\$1,094/SF)

PARKING

4 spaces

ZONING

LAC2

LOADING

1x Ground-level door

FOUNDATION

Concrete Slab

*Buyer to verify





OPEN WORKSPACE
WITH ABUNDANT NATURAL LIGHT

DESIGNED TO BLEND

INDOOR AND OUTDOOR SPACES SEAMLESSLY





SITE PLAN



IN THE CENTER OF IT ALL



THE HAYDEN TRACT

Culver CITY
ARTS
DISTRICT

PLATFORM

CUMULUS
DISTRICT

LA CIENEGA AVE

8560
VENICE

VENICE BLVD

Helms
DESIGN DISTRICT
FOOD | FURNISHINGS | FUN



IVY STATION
CULVER CITY

THE CULVER
STEPS

DEMOGRAPHICS

BY THE NUMBERS

Culver City is one of LA's most coveted urban communities, home to a highly educated and affluent resident base with a median household income of \$117,389 — approximately 22% above the greater LA Metro average. Anchored by a thriving technology, media, and professional services corridor, the area consistently attracts high-income renters and owner-occupants, supporting strong demand fundamentals and above-market rental performance.

INCOME & HOUSING

Median Household Income
\$117,389
 +22% vs. LA Metro (\$95,958)

Avg. Household Income
\$178,232
 U.S. Census Bureau, 2024

Per Capita Income
\$80,099
 1.6x LA Metro (\$47,931)

Median Property Value
\$1.1M
 Homeownership rate: 54.6%

Median Gross Rent
\$2,805/mo
 Cost of living index: 145.9

Bachelor's Degree or Higher
62.4%
 vs. 35.7% nationally

POPULATION OVERVIEW

Total Population
39,931
 2026 projected: ~40,242

Median Age
40.8 yrs
 Male: 38.7 · Female: 43.0

AGE DISTRIBUTION (CULVER CITY CITY LIMITS)

Under 15
17.3%

15–24
7.7%

25–44
30.8%

45–64
26.4%

65+
17.8%

RACE & ETHNICITY

White		44.8%
Hispanic		20.0%
Asian		19.8%
Black / Afr. Am.		6.9%
Other / Multi.		8.5%

TOP EMPLOYMENT SECTORS

Prof. / Sci. / Tech		4,582
Health Care / Social		2,737
Educational Services		2,316
Arts / Entertainment		2,035
Employed total		20,887

All data: Culver City city limits. Sources: U.S. Census Bureau ACS 2024 5-Year Estimates · Census Reporter (profile 16000US0617568) · DataUSA Culver City, CA · California-Demographics.com · City-Data.com

FINANCIAL ANALYSIS

The Small Business Administration (SBA) 504 loan program is a powerful tool for owner/users, offering up to 90% financing. This analysis assumes a purchase price of \$1,450,000 (\$1,094.34/SF) with a 25-year amortization period.

PROFORMA - Owner/User		
Purchase Price	\$1,450,000	\$1,094.34/SF
Building SF	1,325	
SBA 504 Loan - 90% LTV	\$1,305,000	
Down Payment - 10%	\$145,000	
Interest Rate (Blended)	6.50%	
Amortization Period	25	years
Mortgage - Monthly	-\$8,811	
Mortgage - Annual	-\$105,737	
Expenses		
Property Taxes	\$18,125	est. @ 1.25%
Property Insurance	\$1,500	est.
Utilities	\$1,200	est.
Maintenance/Misc	\$1,000	est.
Total Annual Expense	-\$21,825	
MONTHLY CARRYING COST	-\$10,630	
ANNUAL CARRYING COST	-\$127,562	



8560

VENICE BLVD

LOS ANGELES

FREESTANDING CREATIVE
OWNER/USER OPPORTUNITY

OFFERED EXCLUSIVELY BY:

DOUG FILLMORE MATT MCLAUGHLIN CECILY JOYCE

Principal

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Found Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Found Real Estate has not verified, and will not verify, any of the information contained herein, nor has Found Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.